

Property - 1934

California

PATERSON, N. J.
NEWS

AUG 8 1934

**A PROPER AND FITTING REWARD
FOR FAITHFUL SERVICE**

The will of Marie Dressler in which she directed that more than \$50,000 in the aggregate be given her two faithful servants is characteristic of the woman. Her trying experiences in life made keener her appreciation of kindness and faithful attention and when she was able to do so she expressed her gratitude in generous form. Accepting the estimate of the value of her estate at \$300,000 it is modest as compared with many fortunes whose possessors have left far less as rewards to faithful service.

As these two recipients of the largess of the famed actress have been faithful and dependable in service to their employer it is likely that they possess the attributes that will prompt them to conserve the bequests that have come to them and enjoy the comforts of life as intended by their benefactress.

WACO, TEX.
TRIBUNE

AUG 8 1934

Faithful Negro Servants

Marie Dressler sleeps the sleep of the immortals of the stage under the skies of California. Her will has been admitted to probate. Two faithful negro servants inherited \$50,000 and some valuable personal property. A negro maid who had served the distinguished star of the stage and the screen for many years received the largest specific bequest—\$35,000, and the husband of the maid, who had been the chauffeur and house man for the star was given \$15,000 and the Dressler automobiles. It is said that the estate would reach more than \$300,000, the bulk of which goes to the only living relative, a sister who resides in England. A very wise woman was Marie Dressler. To block any possible lawsuits she wills \$1 each to those coming forward to claim blood or legal relationship with her. She had a memory. She rewarded the two faithful servants of many years who did not desert her in days of financial distress before she had scored her

**FAITHFUL MAID
IS WILLED \$35,000
BY MARIE DRESSLER**

LOS ANGELES, Aug. 2.—(AP)—The actual value of the estate of Marie Dressler, actress, filed for probate today, was not given but was estimated to be at least \$300,000.

Mamie Cox, negro maid who was in Miss Dressler's service for a quarter of a century, was bequeathed \$35,000 and all the actress' wearing apparel. Jern Cox, the maid's husband, and chauffeur and house man for the screen star, was left \$15,000 and her automobiles.

Alan B. Walker, a friend of long standing, who with Mrs. Walker was at the bedside when Miss Dressler died last Saturday in Santa Barbara, was named executor of the estate without bond. The actress requested them to reside in her Beverly Hills home until it is sold, and Cox and his wife are to continue as servants there until the sale, receiving their regular salaries until the estate is settled.

As a precaution against imposters who might attempt to claim a share of her estate, and against relatives she did not wish to remember, Miss Dressler stated in her will, dated in May, 1934, that she disinherited all persons who might lawfully be determined as heirs at law, those she named in the will excepted.

Miss Dressler ordered the executor to sell all her properties, after the bequests are made, the actress' sister, Bonita Anthony, residing in England, to have the remainder of the estate.

**NEGROES GET FORTUNE
FROM MARIE DRESSLER**

Faithful Servants Are Given Fortune In Actress' Will

By United Press.

LOS ANGELES, Aug. 6.—Two negro servants who attended Marie Dressler, film star who died last week, "with loyalty and devotion," today received notice the actress had left them a handsome reward.

The servants, Mamie and Jern Cox, will receive \$50,000 in cash and other silverware, according to terms of a will on file here.

Total value of the estate was estimated at more than \$300,000. Receiving most of it was Mrs. Bonita Ganthony, 70, of Richmond, Surrey, England, a sister.

Florida.

Property - 1934

Miami Negro Landlord Leaves \$73,875 Hoard

MIAMI, Fla., Jan. 17. (AP)—W. D. Davis, negro landlord, about 150 families, has always been considered fairly well to do by white persons who knew him through business dealings despite his protestations that taxes took all his money.

Davis died Monday. Probate officials and Davis heirs, seeking a safety deposit box key, opened an old safe in the negro's residence Tuesday.

Out spilled \$73,875.82 in currency and Liberty bonds.

Property - 1934

General.

Thomasville, Ga., Times-Enterprise
Septemebr 15, 1934

THE NEGRO WEALTH OF THE COUNTRY

they have a responsibility toward the government and the cost of government and they also sense the need for decent living, free from open

There have been varying estimates of the amount of wealth in this country, depending largely on the manner in which it is estimated. The taxable values are a fair criterion although they do not contain one-tenth of the actual stocks, bonds, money and accounts that are owned and from which income is derived. crime and without the immoral or unmoral tenor that was characteristic of some members of their race for a good many years. They, therefore, have become good citizens and their activities are usually directed toward the progressive phases of our community activity even if they are not actually participating in many of the really important phases of work.

Recent figures show an estimate that the negro population of the country possesses wealth valued at \$2,600,000,000. These figures are carefully arranged from census statistics and show a fair degree of accuracy as to the tangible wealth that is controlled by negro citizens. It has shown a marked increase within the past twenty years.

Much of this wealth is confined to the south, where there are many negroes, in many of the communities as many as there are white people. A few years ago the possession of property by negroes was rare. Many bought on the installment plan at high rates of interest and too often they were cheated and defrauded by unscrupulous white people without mercy. The expose of that form of theft has been the means of greatly reducing the amount of people that are being robbed under the guise of the law. It is not popular now and that is due to the fact that the negro has become educated and can fairly well estimate his debts or has sense enough to get someone to do it for him, when he is in doubt.

The most profitable class of negro citizens are those who own their homes or have some form of property in which they are financially interested. They realize through it that

These negroes are alive to the interest of fair and decent citizenship, for they realize that unless the lawless and unmoral element of their race is curbed the differentiation will be hard to estimate and will therefore be of actual loss to them. The effort on their part to straighten out some of the racial tendencies that are unwholesome is a good omen, a sign of their awakening spirit of responsibility. It has its value in every community and where there are a number of home-owning negroes there is a better spirit of feeling as between the races and less liability for the horrible and unprincipled activities whether it be the lynching of an ignorant brute or the mulcting of an inoffensive and trustful servant.

We are still a long way from the ideal of which the colored race is pointing, but we have made great strides and the possession of property in peace and security and without undue or indirect inequalities of the cost of ownership has been one of the main factors in the changed conditions, which we can all note. It is this reason that incites most of the independent negroes to hope that liquor will not again become the temptation to excess and lawlessness that they found it to be thirty years ago in most sections of the south.

Property - 1934

Georgia

Atlanta, Ga. Georgian
July 11, 1934

\$50,000 REALTY SALE MADE HERE

One of the largest sales of property in a negro section consummated in Atlanta in several years was announced Wednesday in the sale of the old National Benefit Life Insurance Building on Auburn Avenue.

The consideration was approximately \$50,000, all cash.

A syndicate of Atlanta men purchased the property. The main parcel is a five-story building, with a roof garden, on Auburn Avenue and extends to Bell Street. The other parcel is a two-story building with frontage on Auburn and Butler Street.

Both buildings are now occupied by offices and stores. The property was sold by receivers, the National Benefit Company now being in receivership.

Gilbert A. Clark and Frank B. Bryan are the local receivers. Bond Almand, of the law firm of Branch & Howard, handled the sale.

J. B. Lenhart acted as real estate agent in the deal. Consummation of the sale followed about eight months of negotiations.

Approximately \$30,000 in bonds were outstanding against the property and about \$6,000 in taxes. The parcel carries a tax assessment of \$145,000, according to Mr. Almand.

Although nothing definite is known as to plans for the buildings, it was said that extensive improvements are contemplated.

Property-1934

Illinois.

TAKE CASE TO HIGHER COURT

set heirship, denied the will Blackwell presented and also dismissed the petition of the Grow.

An appeal was taken from his orders to the circuit court and was heard before Judge Trude, who dismissed the appeal on the grounds the orders were not appealable. The matter now is in the appellate court

Turner Estate Case Goes To High Court for Review

Defender 9-15-34 Chicago, Ill.

Supreme Court Decision Will Mean End To Two-Year-Old Lawsuit for \$110,000

Defender
\$110,000 Involved

In a desperate attempt to save the \$110,000 S. B. Turner fortune from a group of Virginia white people who claimed kinship with the late Mrs. Maria Turner, widow of the legislator, who died two years ago, Attorney Richard E. Westbrooks last week filed an appeal from decisions of Circuit Judge Daniel P. Trude and Probate Judge Harold Taylor.

Fight for possession of the vast estate has been in the courts for nearly two years, and recently by three drastic orders Judge Taylor tossed the matter right back where it was the day after Mrs. Turner died.

Cousin Claims Fortune.

Shortly after the widow died her cousin, Joseph Offet of Windsor, Canada, was established as heir-at-law. He executed a will, making Attorney George W. Blackwell one of the beneficiaries. Offet died about three months later.

Meanwhile a white woman, Mrs. Florence Grow, came forward with a claim that she was Mrs. Turner's half sister, that both of them were daughters of Lucien Fletcher. Then magically, relatives of Mrs. Turner sprang from different sections of the country.

Others File Claims

Quite recently three cousins appeared in California, and a notice was filed this week that depositions will be taken from the witnesses now on the West Coast.

Judge Taylor, a member of the bench in Effingham, was appointed to the probate court after Judge Henry Horner resigned to become governor.

After numerous hearings and depositions Judge Taylor dismissed the Offet claim, denied the will Blackwell presented and also dismissed the petition of the Grow.

The \$110,000 Turner estate case moved into the final stage this week. Having carried the law suit through the probate and circuit courts of Cook county and later to the appellate court, Attorney Richard E. Westbrooks has placed the matter in the hands of the supreme court judges for final disposition.

Counsel was unable to state just when the ruling would be given, but unless some constitutional point can be raised by the side losing the battle in the high tribunal, the decision will write final to the long fought contest.

Mrs. Maria Turner inherited considerable property and \$100,000 after the death of her husband, the late S. B. Turner, veteran legislator and newspaper publisher. When she died without a will a mad scramble was begun for the fortune. The fight, however, never really grew in intensity until after the death of Joseph Offet, Canadian cousin of Mrs. Turner, who was declared heir-at-law when the estate came up for probate.

Attorney George W. Blackwell, former member of the Illinois General Assembly, was named one of the beneficiaries in a will executed by Offet, who died before the estate was closed.

Immediately wide publicity was given the case and two weeks after Offet's death, one Mrs. Florence Fletcher Grow, of Virginia, through a white Chicago lawyer, filed a claim, which stated she was a half sister of Mrs. Turner and should share in the fortune. And for the greater part of two years the case has hung fire. The whites winning a point here and Blackwell and other beneficiaries winning there.

In the brief filed by Ellis and Westbrooks in the supreme court, Attorney Westbrooks attacked several decisions of lower courts. He contends the other side has never legally established any claim and should be barred from interfering with the closing out of the estate.

While neither Blackwell nor Attorney Westbrooks would confirm the report, The Chicago Defender was told the Blackwell group had been offered \$50,000 to step out of the fight. Counsel, however, from his action intends to carry on the battle, as is indicated by the final appeal.

Property - 1934

Mississippi

New York Times

APR 8 1934
**MISSISSIPPI PLANS
PROBATE REFORMS**

**Criticism by State Supreme
Court Brings Changes
in Procedure.**

WIDOWS, ORPHANS LOST

**Dissipation of Million Dollar Es-
tate Reveals Lax Methods
in Chancery.**

By THOMAS FAUTLEROY.

Editorial Correspondence, THE NEW YORK TIMES.
MEMPHIS, Tenn., April 5.—Radical changes in the administration of estates, correcting evils extending over nearly fifty years, are expected in Mississippi, the result of a scorching criticism by the State Supreme Court of a system which served in a few of the American jurisdictions, notably New Jersey, Tennessee and Arkansas. While the chancellor in Mississippi is still "the keeper of the king's conscience," and has the equity jurisdiction in its pure form, the Civil War and reconstruction so disrupted the courts in Mississippi that the probate system was the source of much corruption and complaint. To remove local influences the probate judge was abolished and jurisdiction was given to the chancellor.

The denunciation was the result of the court's examination of the handling of the estates of two Negro neighbors in Tallahatchie County. One of these, Albert Johnson, could neither read nor write, yet by diligence and unusual business management he accumulated an estate of 2,000 acres of rich delta land. When he died, he owed nothing, and the plantation, together with its equipment, was worth nearly a million dollars. The estate was thrown into probate court.

Johnson died in the Fall of 1919. The year before, his Negro neighbor, W. W. Hayes, died. These two had settled in the neighborhood together, and Hayes had much property too. His friend and neighbor, Johnson, was named administrator. Johnson filed an inventory, but died before his final report was due. His son, Chester Johnson, was named administrator of his estate, but he died in 1921 and there was no record of his administration. From that time on things went from bad to worse, so far as the records are concerned until ten years later, when the Supreme Court acquired

jurisdiction, all that was left were presumed by the code that this will some original ledger sheets of an mean a sharper inspection and a old bank of Tallahatchie.

more direct treatment of matters "Over against the inspiring exam- that might drag along, such as the ple of what may be done by the disposition of estates. The denun- humblest among our people by in- ciation of the old practices by the dustry and thrift," reads the Su- Supreme Court is expected to have preme Court opinion, "there is dis- nore to do with remedying the sit- closed the pathetic result that in a- ation than all the codes and all the few short years after the death of tatutes. In any event, it created these two men their incompetent remendous interest in Mississippi, and wasteful descendants had en- in interest that is sure to be re- tirely squandered and lost these lected in the saving of many es- hard-earned estates."

Courts Were Neglectful.

But the court did not put the entire blame on the descendants. It said that the chancery courts, which have jurisdiction of probate matters, had been neglectful and that they were to blame for permitting the estates to be squandered. At the same time, the court pointed out a remedy to be found in the new code of Mississippi and suggested that if followed future administrations would be protected.

However, the criticism of the high court and its sharp denunciation will probably do more to set admin- istrations right than the new code, because the provision, while new to the code, does not change what chancellors have been expected to do all along. Thereby hangs the story of an unusual change in the chancery system as it developed in England, and as it is now pre- served in a few of the American jurisdictions, notably New Jersey, Tennessee and Arkansas.

While the chancellor in Missis- sippi is still "the keeper of the king's conscience," and has the equity jurisdiction in its pure form, the Civil War and reconstruction so disrupted the courts in Missis- sippi that the probate system was the source of much corruption and complaint. To remove local influ- ences the probate judge was abol- ished and jurisdiction was given to the chancellor.

Lax Methods Revealed.

Mississippi has eleven chancel- lers. Each has an average of seven counties. He travels his circuit, holding court at stated terms. While he is supposed to keep a docket, most chancery cases are set by agreement of the lawyers. Over the years the chancellors in Mississippi fell into the habit of treating prob- ate matters just as they treated the equity cases. A result was that no docket of probate cases was called. An administrator could very well drop out of court if there was nobody to call him to account. This is what happened in the cases of the two Negroes in Talla- hatchie County. Nobody had suffi- cient interest to bring the matter to the chancellor's attention in open court.

The new code requires that both equity and probate cases must be set on the docket and must be called. They will remain on the docket until disposed of, and it is

Property - 1934

New York

ONCE OPULENT MR. TERRY SEES KINGDOM FALL

2-10-34
Ex-Porter Once Said
To Have Been
Millionaire

Staff Correspondence

NEW YORK, N. Y.—The once reported thrice-millionaire, Watt Terry, proud and arrogant Harlem landlord, was forced by the depression last week to release two of his most valuable pieces of property, including the very building in which he has his offices, corner of 139th Street and Seventh Avenue.

Terry, who rose rapidly from railway station porter to millionaire in Brockton, Mass., became a towering figure in Harlem real estate during the swift-profit days of the World War and the Negro exodus from the South.

Loses Flats At Auction

Early last week it was announced that one of the Terry flats at 202 West 140th Street, a six-story brick tenement, was sold at auction to the Emigrant Savings Bank for \$1,000 to satisfy an amount against the Terry Holding Company, et al, of \$30,525.13 plus taxes, etc., \$833.14, due the bank.

Later in the week the M. A. M. Holding Corporation, a white syndicate, bought six four-story houses at the northwest corner of Seventh avenue and 139th Street, subject to a first mortgage of \$70,000 held by the Dry Dock Savings Bank. The buildings cover a plot 100 by 100 feet, and were bought for remodeling and modernizing, it is reported.

Terry bought a row of flats on the south side of 140th Street, between Seventh and Eighth Avenues at a low figure when they were half empty. The war boomed real estate, Terry raised rents and prospered. Today they are again half empty.

Property-1934

North Carolina

**HENDERSONVILLE,
N. C.
TIMES NEWS**

JAN 5 1934

**HOME OWNERSHIP IN NORTH
CAROLINA**

In a study of home ownership in North Carolina the University News Letter presents figures to show that 59.1 per cent of the white families of Henderson county are home owners and that 41.3 per cent of negro families own their own homes. The percentage of white home owners in the State is 49.6 and the percentage of negro home owners is 28.1 and the total percentage of home owners of both races in the State is 44.5. Henderson county is above the State average in the three tables, as the total percentage of home owners in this county is 58.5.

Dr. S. H. Hobbs, Jr., gives this summary of conditions in the State with reference to home ownership in the News Letter referred to:

There are approximately six hundred and forty-four thousand families in North Carolina, town and country, white and negro, or so in 1930. Less than half of all families in the state live in homes of their own, 44.5 per cent to be exact. The remaining 55.5 per cent are tenants. The homes in which they live are owned by someone else. In fact, many homes occupied by people classed as owners are not owned outright, but are encumbered with debt. Probably half of all homes occupied by owners are mortgaged or otherwise encumbered with debt. The exact ratio is not known. But it is probable that not more than one-fourth of all families in North Carolina live in homes which they own outright.

There are nearly three hundred thousand rural farm families in the state. By this is meant families who live on farms outside of towns. Slightly less than half of these live in homes which they own. The exact ratio is 48.3 per cent. The widest difference in home ownership by races is found in this division of our population. For the rural farm families 57.3 per cent of whites own their homes, while for negroes the ratio is only 23.8 per cent. It is in this group that the white home ownership ratio is the highest and negro home ownership ratio is the lowest.

There are approximately one hundred and eighty thousand urban families in the state. By urban is meant places above twenty-five hundred inhabitants. Of all families classed as urban, 37.4 per cent live in homes which they own. For the whites the ratio is 41.6 per cent, while for negroes the ratio is 28.2 per cent. The white home ownership ratio is lowest in the urban population, while the negro home ownership ratio is somewhat higher in the larger towns than on the farm.

There are nearly one hundred and sixty-five thousand families in the state who live in towns below twenty-five hundred inhabitants, and outside the corporate limits of towns and cities but who do not live on farms. These are called the rural non-farm population. Of all such families 41.3 per cent live in homes which they own.

Now here is an outstanding fact: the ratio of rural non-farm whites who own their homes is 42.1 per cent, while the ratio for the negroes is 38.8 per cent, or only slightly below the white ratio. It appears that negroes have a better chance to rise into home ownership in the small towns and in the suburbs of towns and cities than either on farms or in cities.

For the white population the highest ratio of home ownership is on the farm. The ratios of home ownership for urban whites and rural non-farm whites are approximately the same. Possibly the main reason why the white home ownership ratio in our small towns and suburbs is not higher is that a large part of our textile industry is located in small towns and textile mill villages. Not many textile mill families own their homes.

Dare county leads the state in per cent of all families who live in homes which they own. In the case of Dare the ratios for whites and negroes are almost exactly the same.

The lowest ratio of home ownership in the state is in Greene county where only 22.1 per cent of all families, town and country, white and negro, own their homes. Farm tenancy is the explanation for Greene county as it is for many counties that rank low in home ownership.

Of the twenty-five counties that rank highest in home-ownership ratios, all but one are either in the mountain area or along the coast.

All of the counties that rank low in home-ownership ratios are either counties that have high ratios of farm tenancy or counties with large urban populations, or both. The low ratios in the main are found in the cash crop or farm tenant

belt of the state. The city counties are well down the list, but not at the bottom.

The low rank of Gaston is due to her textile development where few workers own their homes. In fact Gaston county ranks last in per cent of white families who live in homes which they own, followed closely by Scotland and Greene, with their high farm tenant rates.

Mitchell county, where there are very few negroes, leads in negro home ownership with eighty-nine per cent of her negro families living in homes which they own. It appears that negroes find it very difficult to rise into home ownership in Greene county where only 8.5 per cent of all negro families live in homes of their own. Ratios are also very low in Scotland, Edgecombe, Hoke, Wilson, Pitti Nash, Lenoir, Cleveland, and other cotton and tobacco counties. As a general rule the ratio of negro home ownership is inversely in proportion to the density of the negro population. In those counties that have large negro ratios, relatively few negroes rise into home ownership, either on the farm or in town. The chances are better in the city than on the farm, and much better in small towns and suburbs than in any other environment.

**NEW BERN, N. C.
MORNING SUN JOURNAL**

FEB 28 1934

Home Ownership

Craven county has a total of 6,619 families, says a recent copy of the University of North Carolina News Letter. Residents on farms total 31.5 per cent of the entire number. All of the families of the county considered, 44.3 of them own their own homes. When just the farm families are considered, 49.1 per cent of them own their own homes. It is evident from those facts that more farm residents own their own homes than city residents.

Taken as a whole, Craven county ranks sixty-third among the counties of the state in home ownership. When farm families alone are considered, the county ranks fifty-seventh among the counties of the state.

It is an interesting fact that when the negro families of the county are considered, both urban and rural residents, 38.2 per cent of them own their own homes. When only the colored residents of the rural sections are considered, 38.3 per cent own their homes. The difference is greater for the whites. In the county as a whole, 47.2 per cent own their own homes; whereas in the rural sections 54.3 per cent own their homes.

For the state as a whole, 44.5 of the families own their own homes as compared to Craven county's 44.3 per cent. When only farm residents are considered, the average per cent of home owners in North Carolina is 48.3 per cent of the total number of families. In that respect Craven county is a little better than the average, with 49.1 per cent.

Property - 1934

Oklahoma

Simmons Files For State Legislature

Black Dispatch
MUSKOGEE, Okla., Apr. 19.—
J. J. Simmons, dealer in oil royalties, and president of the Simmons Royalty Co., with offices in Muskogee, filed for the legislature, District No. 1, Muskogee county, Monday.

4-21-34
Simmons is a Tuskegee graduate, and is the son of a wealthy farmer living near Haskell. He is married and has two children.

STRUGGLING LANGSTON FARMERS *Black Dispatch* GAIN NEW HOPE IN CITY'S GRANT OF *5-5-34 Oklahoma* OIL PERMIT TO HORN & FAULKNER

LOCATION IS SOUTHEAST OFFSET TO BIG PRODUCER

Field Said To Be Proven: Race Firm Gets Major Holdings

By Malcolm Smith Whitby

LANGSTON, Okla., May 3.—Crowds of struggling farmers and women, young and old, many clutching babes in their arms, poured into this once peaceful town from every corner of an 80 square mile all-Negro-owned area to attend a public hearing Monday afternoon of an application to drill in Langston proper made by Hougston Royalties and the firm of Horn and Faulkner, Oklahoma City.

Scheduled for hearing in Mayor A. Trotter's office, the multitude increased to the extent that the meeting had to be transferred to the Salter's Chapel A. M. E. church to accommodate the crowd. City Atty. J. J. Bruce opened the hearing after Mrs. Mary A. Wells, city clerk, swore in 21 property owners adjoining the proposed location, who later gave unanimous consent to the application. Atty. H. McKinley Rowan represented the firm of Horn & Faulkner.

Much humor was frequently injected into the course of proceedings as several witnesses raised quarries in regard to protection to their "prize cabbage patch" from oil damage. One deep-voiced family head, after giving testimony in favor of the proposed well, was asked by the city attorney, "What do you think your wife would say were she here?" He replied, "I've said what she told me!"

After witnesses were paraded to the improvised stand, city trustees, G. W. McKay, J. C. Campbell, A. Mackey and Mrs. Mary Wells, went into a huddle with Mayor Trotter and Atty. Bruce and unanimously voted to grant the applicants the right to drill in block 57, lots 3 and 4. Shouts and applause greeted the announcement.

This location is a three-quarters mile direct southeast off-set to the recently completed Fouts well

twelve miles north to south. In the townsite proper, each block is communitized; property owners of a block participating only in the revenue that might be derived from wells in their block.

Several years ago a well was drilled to considerable depth on the Woods farm northeast of Langston, and the utter secrecy and mystery the drillers shrouded their operations with only added to increase the landowners' suspicions that lakes of oil flowed under their holdings. Folks in the know say the Woods well "came in over the top" and was capped and later the derrick removed and no other development took place until last year's drilling of the Fouts well.

From the historic rumor of the Woods well coming in as a gusher and the high gravity of Fouts well producing more than 300 barrels per day, Langstonites now look upon the firm of L. H. Horn and O. L. Faulkner as a modern "Moses."

Negro Controls 5,000 Acres Of Oklahoma Farm Lands

estate. Seeing the need of Negroes' owning land, he began to buy small farms which became the nucleus of his present-day holdings.

Mr. Woods believes that Negroes with money should pool their resources to aid their more unfortunate brothers. This successful farmer has devoted his life to helping others. "When a man who is able doesn't help his weaker brother, he isn't worth much to the community," Mr. Woods' philosophy goes. Mr. Woods is highly respected in this city and throughout southeastern Oklahoma and Texas. This city is near the Texas line.

Mr. Woods is the father of three girls and one boy, all of whom he has sent through college. Two of his daughters are married and live on his land. His son is foreman of the farms.

That Negroes should go back to the farm is the theory of Mr. Woods and he has made a success at farming to prove of his contention.

From his experience with both Negro and white tenants, Mr. Woods has drawn the conclusion that Negroes are better to deal with than white tenants. Ninety-eight per cent of the Negro tenants, he says, are good pay.

Born in Red River county, Texas, he came to Oklahoma 35 years ago and engaged in the cattle business. Later he went west and entered the field of lumber buying. While engaged in this activity he became interested in buying and selling real

IDABELL, Okla.—The salvation of Negroes lies in tilling the soil, believes George C. Woods, prosperous cotton farmer and land owner, who operates the largest cotton gin in McCurtain county of which Idabel is the county seat. During the last 20 years, Mr. Woods has proved that a successful career can be made from the farm.

The most prosperous farmer in McCurtain county irrespective of color, Mr. Woods owns more than 3,000 acres of cotton land in the county and farms an additional 1,500 acres, making him control a total of 5,000 acres.

The soil is actually tilled by 150 tenant farmers, both white and Negro, who work under the supervision of Mr. Woods.

From his cotton land and his gin, Mr. Woods realizes about \$30,000 a year. He furnishes his tenants cash with which to plant their crops.

From his experience with both Negro and white tenants, Mr. Woods has drawn the conclusion that Negroes are better to deal with than white tenants. Ninety-eight per cent of the Negro tenants, he says, are good pay.

Born in Red River county, Texas, he came to Oklahoma 35 years ago and engaged in the cattle business. Later he went west and entered the field of lumber buying. While engaged in this activity he became interested in buying and selling real

Rhode Island.

Property - 1934
**HOWARD TO
GET \$6000**

Benefits from Bequest of
Late Dr. Wheatland

Newport, R. I. Dr. Marcus F. Wheatland left a trust fund of \$6000 to Howard University, according to the terms of his will.

It was filed for probate in Newport Probate Court on Monday last and Dr. Wheatland named his two children, Marcus, Jr., and Mrs. Helen Burrell as residuary legatees and executors.

The University is also left a portrait of Dr. Wheatland, done by William Cotton, and such books of his scientific library as his son and son-in-law do not care to retain.

The \$6000 scholarship fund provides that during the first eight years the income shall go to Dr. Wheatland's son in law, Lewis Boyd Burrell, to assist him to complete his medical education.

After that, preference to applicants for the scholarship shall be given in the following order: First, to any grandchildren of Dr. Wheatland; second, to any colored student from Barbadoes, B.W.I., preferably a woman; third, to any colored resident of Newport.

There were several personal bequests include \$1000 to a cousin Helena Grant, in Barbadoes.

Other bequests include \$500 to Mary Ann Townsend of Newport \$300 to the Island Cemetery; \$300 to Helen Gray, his office nurse, and \$200 to Sarah Diggs, his housekeeper.

A four poster mahogany bed which Dr. Wheatland brought from the Barbados goes to his daughter, while his personal effects are left to his son. The will was drawn July 17, 1934

Property - 1934

**Profits Develop
In Negro Property**

Activity in negro investment property has sent the prices upward and brought substantial profits to those in that field of speculation. 2-18-34

F. M. Dorman, salesman for Hobson-Kerns Co., Inc., bought two frame cottages at 620-22 North Main for about \$1,200. He spent several hundred dollars repairing them and putting them in good condition.

He rented for \$20 a month shortly afterwards. Last week he sold the cottages to Mrs. Olaf Johnson for \$2,500 cash, making a nice profit. A number of other investors are finding the negro investment field profitable. Memphis, Tenn., Commercial Appeal February 18, 1934

**Profits Develop
In Negro Property**

Activity in negro investment property has sent the prices upward and brought substantial profits to those in that field of speculation.

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Property - 1934

Virginia
6

LYNCHBURG, VA. NEWS

FEB 11 1934
VIRGINIA HOME OWNERS

Tidewater counties head all the counties of the state in the percentage of families living in their own homes according to the University of Virginia News Letter. Mathews leads the list with 87.7 per cent of all its white families and 86.6 of the Negro families owning their own homes. The percentage for all families is 87.4, while that for the state is only 51.4 per cent. "There follow," says The News Letter "six other extreme eastern counties all adjoining each other and each with its white and colored figures approximately the same, the colored averaging slightly higher." Of the first ten counties all but two are in tidewater and another is Louisa, on the edge of tidewater. Floyd, which is the eighth on the list, is the first western county to appear and there is not another until we get to Carroll, which is fourteenth and most of these counties are far down the list. Strangely enough, however, the two lowest in the number of home owning families are Northampton and Southampton, both in tidewater.

The explanation of the leadership in this respect of the eastern counties is obvious. "The concentration of large amounts of manual labor is a prime cause of the decrease of home owner-ship." It will be noted that the coal mining counties, such as Lee, Wise and Russell are near the end of the list. Laborers there are housed largely in company buildings. "There is little stability and in many ways a much lower standard of living than on most farms." In addition to being a farming country the counties showing the largest percentage of owned homes are in the oyster and fish section, an industry in which many individuals participate and which lends itself to operation by individuals and families. Employed labor is not found to as great extent as in other industries, and it will be found that where home owning families are prevalent large industries are scarce.

Cities, of course, are below the rural

sections in the number of home owners. That explains, perhaps, why Virginia leads all the southern states in the number of homes owned, none as low as Hopewell's 22.8. The latter's position is explained by the fact that it is not only an industrial city, but a new city.

It would seem, then, that to have a large percentage of owned homes is not an invariable sign of community welfare. Where it is due to lack of industry it may or may not be a good thing, other factors determining. Where it is due to comparative absence of farm tenancy, it is conceded a good thing.

Illustrating that there is nothing in the atmosphere that makes eastern Virginians more home loving than those of the west is the fact that of the first ten cities having the largest percentage of owned homes, Clifton Forge and Buena Vista in the west are the first two and five of the others in that section. Hampton is third and South Norfolk fourth. These figures seem to indicate that there are exceptions, at least among the cities, to the dictum that where industry thrives home owning is small, for Petersburg, near the bottom has more industries than some of the western cities that top her in respect to number of homes owned. Certainly Lynchburg, which ranks sixteenth to Petersburg's twenty-second, is industrially important. It probably will be found, however, though there is no need here to make further comparisons that where industry thrives home owning languishes in cities as well as in counties.

Peculiar circumstances, however, account for other exceptions. Alexandria

Roscoe C. Bruce Jr. To Manage Valuable Estate

LYNCHBURG, Va. — Roscoe C. Bruce Jr., of New York, his wife, Mrs. Bessie Humbles, Bruce's secretary to Fannie Hurst, the novelist, and Mrs. Josephine Humbles Kyle have been named executors of the estate of Alphonse Humbles, wealthy Virginian who accidentally and fatally shot himself. The estate is valued at approximately \$300,000, consisting of cash, an \$80,000 insurance policy providing for double indemnity for accidental death; a 1200 acre farm and forty-eight pieces of property in and about Lynchburg. Each executor is under a \$250,000 bond. The Bruces plan giving up residence in New York and settling in Lynchburg. Mr. Bruce will give all his time to managing the estate.

Property - 1934

West Indies.

Former U. S. Garageman Is Feasting From The Laps Of The Gods In West Indies

Hit American Press Front Pages When He Won \$150,000 In The Irish Sweep- stakes, 3 Years Ago

By S. A. HAYNES
Staff Correspondent

KINGSTON, JAMAICA B, W. I.—Joseph Kennedy, whom the fleeting gods catapulted from the lowly abyss of a handy-man in an oil-smirked, gas-laden garage in Boston, Mass., to the pinnacle of fame and fortune in the hectic summer of 1931, is riding the high crest of social popularity and business king in this enchanting metropolis of the Caribbean.

Kennedy made the front pages of the American and European press when he held a winning ticket on the Irish Sweepstakes which enriched him and his family to the tune of \$150,000 three years ago.

By virtue of the law of the land Uncle Sam shares the plum with all winners in these foreign lotteries. In Kennedy's case at least one third of the fortune was collectible by the United States Revenue Department.

But while the alert guardians of the government's income were busy working out the percentage to be deducted and preparing to collect, young Kennedy, aided by his quiet but cultured wife, had worked out a plan to evade sharing his unexpected fortune with the government.

When the collectors descended on the lucky Jamaican they found to their chagrin that he was on the high seas bound for Jamaica, his wife and family having preceded him by many days.

BY WAY OF CANADA

Just as how run-away slaves used the Underground Railroad to seek freedom in Canada, the Kennedys took flight from Uncle Sam's tax collectors by way of the Canadian border.

When Kennedy arrived in Kingston he was welcomed like some returning hero from a great war. The Jamaicans rejoiced with him for two reasons: he had outwitted Uncle Sam; Jamaicans are proud whenever one of their blood out-smarts a foreigner, particularly an American; his coming to the island meant an economic and social asset to the community.

Kennedy lost no time in raising his standard of living in keeping with his fortune. The narrow streets of the city were lined with spectators each day as the former garage man, immaculately attired in the latest styles from London's Bond Street and New York's Fifth Avenue, motored leisurely along King, Queen and Parade streets in his flashy automobile, bowing and waving to peasants and pharisees alike.

Exclusive clubs and organizations flooded him with invitations to honor them with his membership; business men importuned him to invest in their corporations; impoverished churches smiled fawningly upon him hoping to get a substantial donation for the Master's work. Social matrons of all classes—class and caste are as pronounced in Jamaica as they are in India—vied for his patronage.

\$50,000 TRUST FUND

But the shrewd, calculating Mrs. Kennedy whose years of toil, sacrifice and devotion kept the family from the relief rolls in Boston during the depression, made the family's future secure by influencing her husband to create a trust fund of some \$50,000 for her and the children. Kennedy himself, if information supplied by his friends is correct, invested large sums in a business venture on Slipe Road of which he is sole owner, and took a controlling interest in a prosperous department store.

To the hundreds of sychophants and opportunists who seek to raid the Kennedy fortune by pleading poverty and want, the young rich man counters by pleading poverty. He gives the impression that he is a spendthrift and degenerate, his friends say, but a prominent barrister told the writer that the Kennedy fortune is safe and sound.